Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

G04/74 Darebin Street, Heidelberg Vic 3084

Indicative selling price

	/ 1 1'
For the meaning of this price see consumer.vic.go	N/ au/underauntina
	Jv.au/unaciquoting

Single price \$635,000

Median sale price

Median price	\$617,500	Pro	perty Type Unit	:	Suburb	Heidelberg
Period - From	29/11/2023	to	28/11/2024	Sourc	e REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	16/74 Darebin St HEIDELBERG 3084	\$635,000	19/11/2024
2	4/55 Yarra St HEIDELBERG 3084	\$630,000	14/09/2024
3	6/55 Yarra St HEIDELBERG 3084	\$630,000	17/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

29/11/2024 11:16





Joe Vicino



Property Type: Apartment Agent Comments

03 9499 7992 0438 770 052 joevicino@jelliscraig.com.au **Indicative Selling Price**

\$635,000 **Median Unit Price** 29/11/2023 - 28/11/2024: \$617,500

Comparable Properties



Price: \$635,000 Method: Private Sale Date: 19/11/2024 Property Type: Apartment

2

4/55 Yarra St HEIDELBERG 3084 (VG)

16/74 Darebin St HEIDELBERG 3084 (REI)

2

1



Agent Comments

Agent Comments



Price: \$630,000 Method: Sale Date: 14/09/2024 Property Type: Subdivided Flat - Single OYO Flat



6/55 Yarra St HEIDELBERG 3084 (REI/VG)



Agent Comments



Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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